

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1.02.3.C.1 to permit minimum side yard setbacks of 10' instead of the required 15' and sum of 20' for both sides instead of the required 10'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

I have a house, but it is too small for the size family I have. Also it happens that I have to work late and get home at late hours of the night. Because the location of my property is in a somewhat remote area, I would like to have a garage as part of the house, so I can drive-in without walking outside.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
(Type or Print Name)
City and State: _____
Signature: _____
Address for Petitioner: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Valerio Barresi
Name
City and State: _____
Attorney's Telephone No.: _____
2133 Rockwell Ave. Md. 28 744-6249
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of June, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 4th day of August, 1981, at 9:45 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 23, 1981

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

Members
Robert C. Finkbeiner
Director of Planning
State Parks Commissioner
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mrs. Peggy W. Downes
507 S. 46th Street
Baltimore, Maryland 21224

RE: Item No. 225
Petitioner - Peggy W. Downes
Variance Petition

Dear Mrs. Downes:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

ADVISORY COMMITTEE

July 7, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #225 (1980-1981)
Property Owner: Peggy W. Downes
W/S Rohe Lane 975' S. of Bird River Rd.
Acres: 100 X 234.86 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Subdivision and resubdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations. This property is a portion of the 59.64 acres tract of land shown on "Flat of Property of Leo Rohe", recorded L.M.C.W. 9, Folio 20. A part of this tract was the subject of Project LDCA 78-151; subsequently, a one-lot portion of the tract entitled "Flat of Rohe Property" was recorded (E.H.K., Jr. 44, Folio 120).

Highways:

Rohe Farm Lane (Rohe Avenue) and Stokers Lane, if improved in the future as public roads will be as 30-foot closed section roadways on 50-foot rights-of-way.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

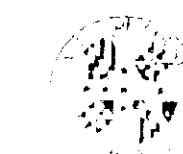
TO: William E. Hammond, Zoning Commissioner
Office of Planning and Zoning Date: June 15, 1981
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #204 - Michael B. and Mary Lynn Phillips
- Item #205 - Randall M. Hall
- Item #206 - John & Margaret Jensen
- Item #211 - Orville I. & Norma E. Wilson
- Item #214 - John E. & Alice M. Parker
- Item #215 - Fairgrounds Business Center Company
- Item #216 - James W. & Barbara E. Housh, Jr.
- Item #220 - Richard P. & Sally A. Rakowski
- Item #221 - Armond J. & Helen M. Gold
- Item #223 - Nottingham Village, Inc.
- Item #224 - Reuben & Sara Rice
- Item #225 - Peggy W. Downes
- Item #226 - Geoffrey G. Aulfarth, et al
- Item #229 - Maxine B. Hopkins
- Item #235 - Robert V. & Beanie M. Selby
- Item #237 - Evelyn G. Snodgrass
- Item #238 - Earl S. & Charlene B. Oxley

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/fth



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

PAUL H. WATKINS
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Peggy W. Downes
Location: W/S Rohe Lane 975' S. of Bird River Road
Item No.: 225 Zoning Agenda: June 2, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1973 Edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVISOR: Ian J. Forrest, Director
Planning and Zoning
Special Inspection Division
Noted and Approved: *[Signature]*
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: June 5, 1981
FROM: Charles P. (Ted) Burdham
SUBJECT: Zoning Variance Items

- ITEM NO. 218 Standard Comments
- ITEM NO. 219 See Comments
- ITEM NO. 220 Standard Comments
- ITEM NO. 221 See Comments
- ITEM NO. 222 See Comments
- ITEM NO. 223 See Comments
- ITEM NO. 224 See Comments
- ITEM NO. 225 Standard Comments
- ITEM NO. 226 See Comments
- ITEM NO. 227 See Comments
- ITEM NO. 228 Standard Comments

[Signature]
Charles P. (Ted) Burdham
Planning Review Officer

cc: [unclear]

ORDER RECEIVED FOR FILING
DATE August 19, 1981
BY [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of August, 1981, that the herein Petition for Variance(s) to permit side yard setbacks of ten feet in lieu of the required fifteen feet and a sum of the side yard setbacks of twenty feet in lieu of the required forty feet, for the expressed purpose of constructing a dwelling and an enclosed attached garage, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 27, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 2, 1981

RE: Item No: 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 82-31-A Item 225

Date: July 27, 1981

Petition for Variance
West side of Rohe Farm Lane, 975' Southeast of Bird River Rd.
Petitioner: Peggy W. Downes

Fifteenth District

HEARING: Tuesday, August 4, 1981 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

NEG:JGH:ab

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

PETITION FOR VARIANCE

15th DISTRICT

ZONING: Petition for Variance
LOCATION: West side of Rohe Farm Lane, 975' Southeast of Bird River Rd.
DATE & TIME: Tuesday, August 4, 1981 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit minimum side yard setbacks of 10' instead of the required 15' and sum of 20' for both sides instead of the required 40'.

The Zoning Regulation to be excepted as follows:

Section 1. D02. 3. C. 1 - Minimum side yards and sum of side yards setbacks in D.R. 2 Zone.

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Peggy W. Downes as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, August 4, 1981 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE
W/S of Rohe Farm Lane,
975' SE of Bird River Rd.,
15th District
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

PEGGY W. DOWNES, Petitioner : Case No. 82-31-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 17th day of July, 1981, a copy of the foregoing Order was mailed to Peggy W. Downes, 507 S. 46th Street, Baltimore, Maryland 21224, Petitioner, and Valerio Barresi, 2133 Rockwell Avenue, Baltimore, Maryland 21220, who requested notification.

John W. Hession, III

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHENE COLLINS
DIRECTOR

August 26, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments regarding items number 218, 219, 220, 221, 222, 223, 224, 225, 227, and 228.

[Signature]
Michael S. Flanigan
Traffic Engineering Associate II

MSF/jem

BALTIMORE COUNTY
OFFICE OF FINANCE
TOWSON, MARYLAND 21204
294-8353

July 30, 1981

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Mr. Valerio Barresi
2133 Rockwell Avenue
Baltimore, Maryland 21228

RE: Petition for Variance
W/s Rohe Farm Ln., 975' SE of Bird River Rd.
Petitioner: Peggy W. Downes
Case #82-31-A

Dear Mr. Barresi:

This is to advise you that \$51.25 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

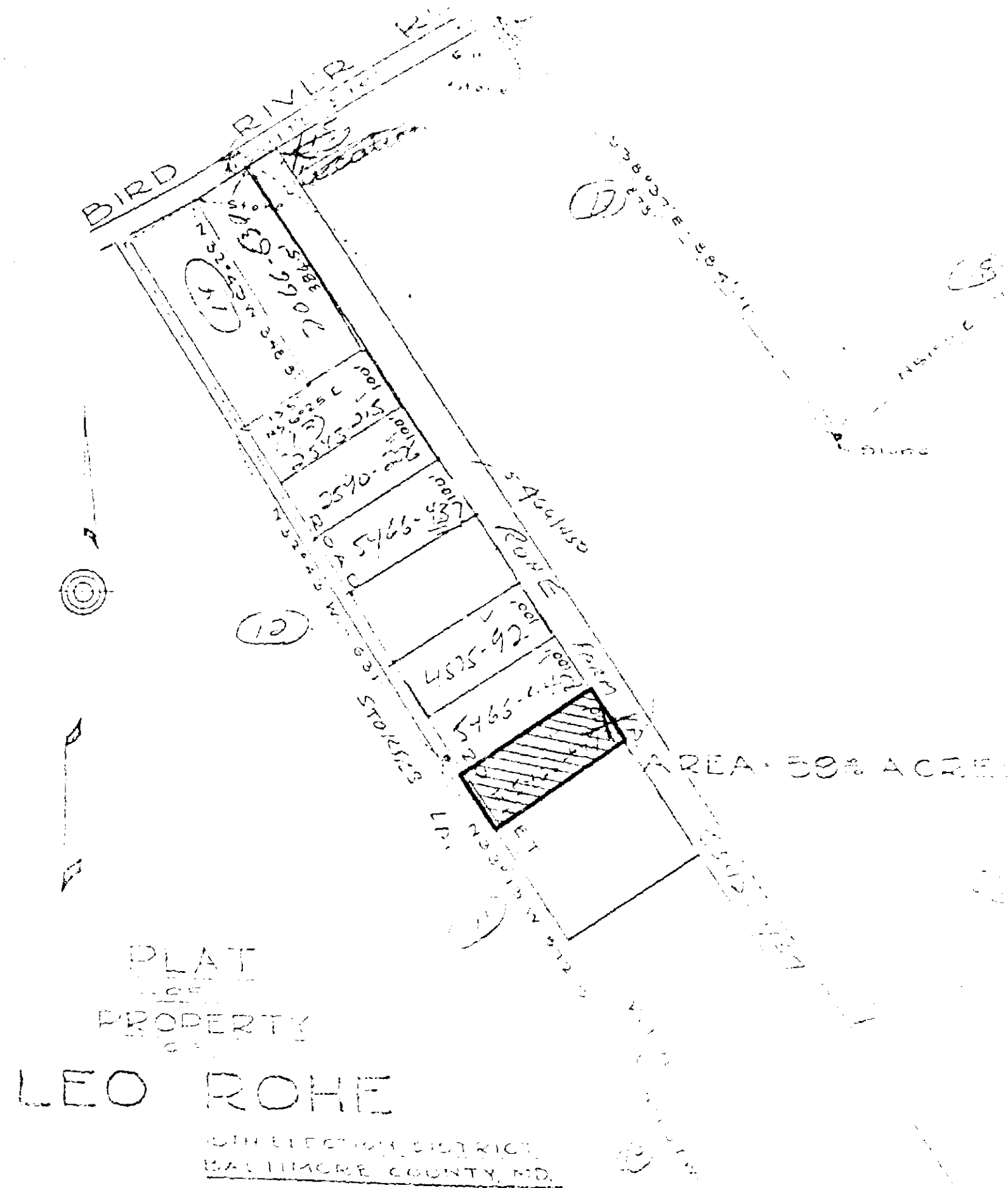
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 100424

DATE: 8/4/81 ACCOUNT: 01-002

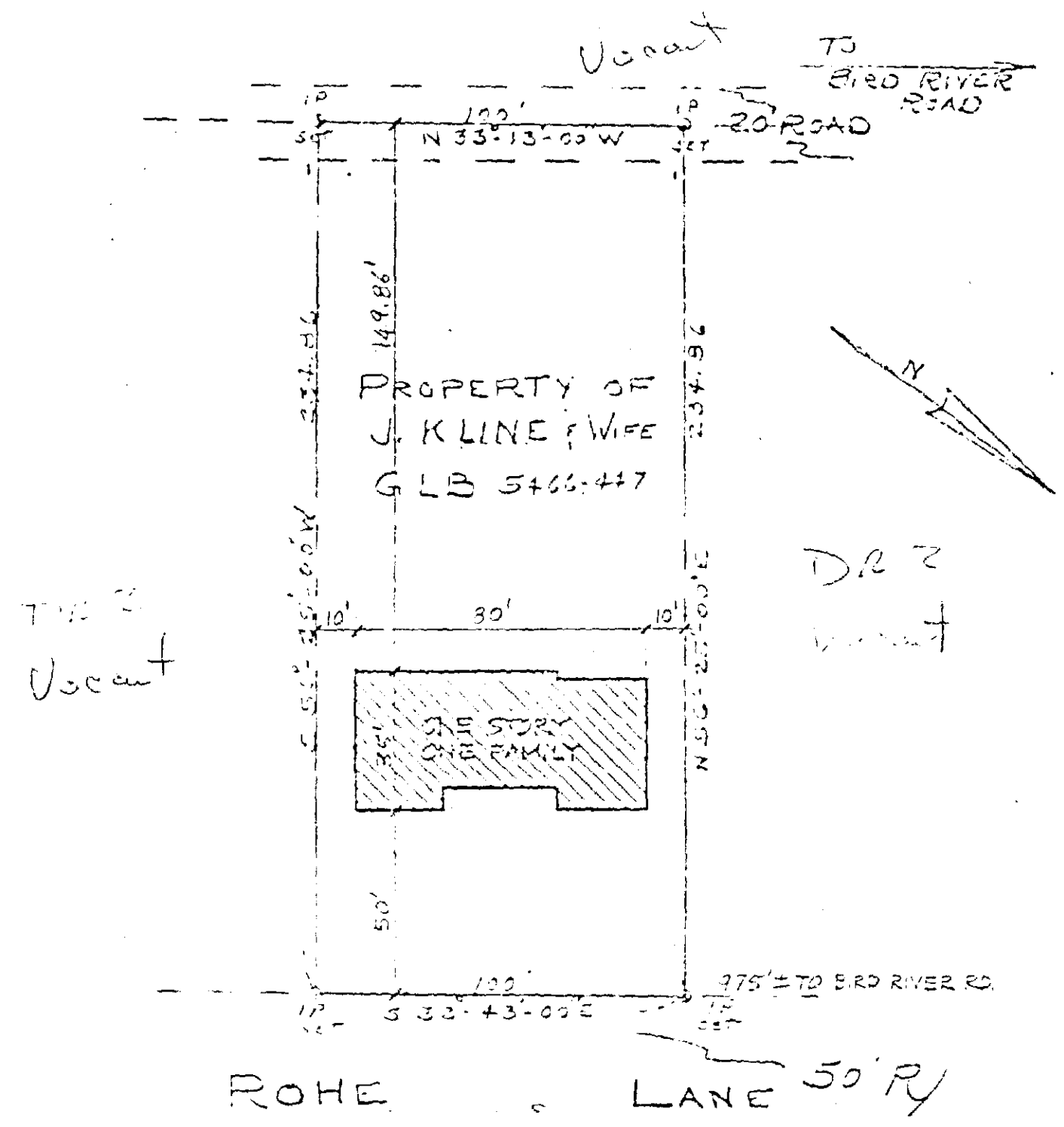
AMOUNT: \$51.25

PAID TO: Valerio G. Barresi
FOR: Posting of Advertising of Case #82-31-A



Scale: 200 feet to 1 inch
 William Whitney
 County Surveyor for Baltimore County
 Towson, Maryland - January 21, 1976
 File # 2702

FILED FOR RECORD WITH Hand
 FROM Charles' Street Map
 TO Leo R. Rohe
Jan 15 1979
 TEST William Whitney
 CLERK



PLAT TO ACCOMPANY ZONING VARIANCE
 OWNER: MRS. PEGGY W. DOWNES
 ELECTION DIST. 15, ZONE DR. 2
 BOOK WHM 810, PAGE 70, G.L.B. 5466-447
 WATER & SEWER EXISTING IN ROHE LA.
 SCALE: 1" = 40'